

DOUGLAS COUNTY, NV **2018-922335**
RPTT:\$1365.00 Rec:\$35.00
\$1,400.00 Pgs=2 11/16/2018 01:18 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
David McPeek
Linda McPeek
*1299 White Oak Drive
Gardnerville, NV 89410*

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1805823-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1420-07-213-002
R.P.T.T. \$1,365.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That James W. McMasters and Elizabeth V. McMasters, husband and wife as joint tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to David McPeek and Linda McPeek, husband and wife as joint tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

James W. McMasters
James W. McMasters

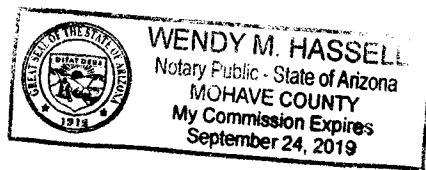
Elizabeth V. McMasters
Elizabeth V. McMasters

STATE OF *AZ*
COUNTY OF *Mohave*

} ss:

This instrument was acknowledged before me on, 11/13/2018
by James W. McMasters and Elizabeth V. McMasters

Wendy M. Hassell
NOTARY PUBLIC



Escrow No. 1805823-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot I-10 in Block I as shown on the Final Map #1007-4 of VALLEY VISTA ESTATES PHASE 3, filed for record in the Office of the Douglas County Recorder on July 28, 1998 in Book 798 at Page 5872 as Document No. 445464, Official Records.

APN: 1420-07-213-002

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-07-213-002
 b. _____
 c. _____
 d. _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 i. Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 350,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 350,000.00
 d. Real Property Transfer Tax Due: \$ 1,365.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest. Percentage being transferred: _____ %
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature James W. McMasters Capacity grantor
 Signature Elizabeth V. McMasters Capacity grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: James W. McMasters and Elizabeth V. McMasters
 Address: 2979 W. Carmichael Rd.
 City: Golden Valley
 State: Arizona Zip: 86413

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: David McPeek and Linda McPeek
 Address: 1299 White Oak Dr.
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01805823-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED